

028.A

0003

0006.A

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRAISED:

Total Card / Total Parcel

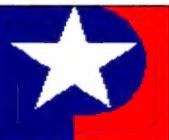
401,400 / 401,400

USE VALUE:

401,400 / 401,400

ASSESSED:

401,400 / 401,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	FERNANDES MATHEUS CARVALHO	Unit #:	6
Owner 2:	SCHRAUFNAGEL ALAINA DENISE		
Owner 3:			

Street 1: 215 MASS AVE #19

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: 215 MASS AVE CONDO LLC -

Owner 2: -

Street 1: PO BOX 1554

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 677 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7318																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	401,400			401,400		
							316208
							GIS Ref
							GIS Ref
							Insp Date
							12/01/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	401,400	0	.	.	401,400		Year end	12/23/2021
2021	102	FV	395,800	0	.	.	395,800		Year End Roll	12/10/2020
2020	102	FV	384,600	0	.	.	384,600	384,600	Year End Roll	12/18/2019
2019	102	FV	330,200	0	.	.	330,200	330,200	Year End Roll	1/3/2019
2018	102	FV	277,700	0	.	.	277,700	277,700	Year End Roll	12/20/2017
2017	102	FV	258,500	0	.	.	258,500	258,500	Year End Roll	1/3/2017
2016	102	FV	258,500	0	.	.	258,500	258,500	Year End	1/4/2016

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
215 MASS AVE CO		69544-336		6/30/2017		385,000	No	No		
HARMAN ALICE M,		63536-34		4/28/2014	Convenience		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/1/2018		SQ Returned							2/1/2018	SQ Returned	EMK	Ellen K
12/1/2017		Measured							12/1/2017	Measured	DGM	D Mann
1/22/2015		NEW CONDO							1/22/2015	NEW CONDO	PC	PHIL C

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 7 - Condo Garden				Full Bath: 1	Rating: Good													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 2 - Steel				1/2 Bath:	Rating:													
Prime Wall: 7 - Brick				A HBth:	Rating:													
Sec Wall:	%			OthrFix:	Rating:													
Roof Struct: 4 - Flat				OTHER FEATURES														
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1								
Color: BRICK				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Frpl:	Rating:			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
				CONDO INFORMATION				Lvl 2										
								Lvl 1										
								Lower										
				Totals	RMs: 3	BRs: 1	Baths: 1	HB										
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: 10				Phys Cond: GV - Good-VG	19.	%		No Unit	RMS	BRS	FL							
Prim Int Wal	6 - Average			Functional:		%		1	3	1								
Sec Int Wall:	%			Economic:		%												
Partition: T - Typical				Special:		%												
Prim Floors: 3 - Hardwood				Override:		%												
Sec Floors: 4 - Carpet	30%			Total:	19.9	%												
Bsmnt Flr: 3 - Hardwood				CALC SUMMARY				COMPARABLE SALES				SUB AREA						
Subfloor:				Basic \$ / SQ: 325.00				Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Size Adj.: 1.38626289														
Electric: 3 - Typical				Const Adj.: 1.02479637														
Insulation: 2 - Typical				Adj \$ / SQ: 461.707														
Int vs Ext: S				Other Features: 33000														
Heat Fuel: 2 - Gas				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.45000005														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 501085					Juris. Factor: 1.00	Before Depr: 669.48								
% Com Wal	% Sprinkled	0		Depreciation: 99716					Special Features: 0	Val/Su Net: 592.91								
				Depreciated Total: 401369					Final Total: 401400	Val/Su SzAd: 592.91								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 028.A-0003-0006.A										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:													
	Total:																	
AssessPro Patriot Properties, Inc																		
																		